

CAI
MH3
- 2000
R133



3 1761 11637134 5

Technical Series

00-133

RENOVATING DISTINCTIVE HOMES: 1½ STOREY POST-WAR HOMES

Introduction

Canada entered the post-war period with a huge pent-up need for new housing. One answer to this pressing demand was the 1 ½ storey house. This type of house was simple, easy to build, comfortable and within the financial reach of most Canadians. Between 1945 and 1960, more than 300,000 1 ½ storey houses were built in Canadian communities.

The basic design

In its simplest form, the 1 ½ storey post war house is an expanded cottage with a kitchen, a living room and a bedroom on the ground floor and two small bedrooms tucked under the eaves on the second floor. It has approximately 11 m² (1,200 sq. ft.) of living area with a full basement. In many examples, the only bathroom was on the ground floor. The third bedroom, in some plans, could be used as a dining room.

Description of the Publication

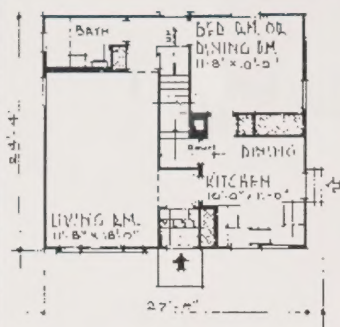
The book gives you the information you need to plan and successfully renovate your 1 ½ storey house. While the book describes post war construction practices, much of the information also applies to older 1 ½ storey houses. The publication includes technical information about methods used to build your house, descriptions of how to best renovate a 1 ½ storey house, and a guide to new trends, such as Healthy Housing and FlexHousing that you can include in your renovation plans to make your house healthier for the people who live in it and adaptable to their future needs.

The book is broken down into easy to read sections. The HOUSE DESIGN section tells you about the construction of your 1 ½ storey home. The 50 YEARS OLD section is about typical problems in older homes - problems that need attention. The RENOVATION PROCESS and TOOLS sections provide an overview of renovation and will help you plan your renovation project. The sections entitled CHANGING THE SPACE and UPGRADING describe popular renovations for this style of house and how to do them well. Finally, the last section, RESOURCES, tells you where you can find more information about every aspect of renovation.

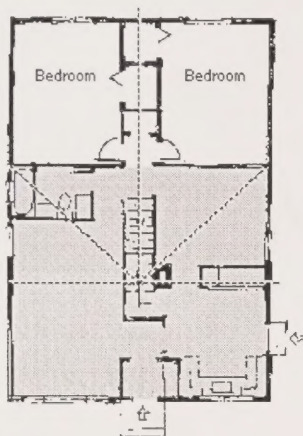
On the next page is an example of the detail available in the book. The figure shows alternate floor plans for a one storey addition.



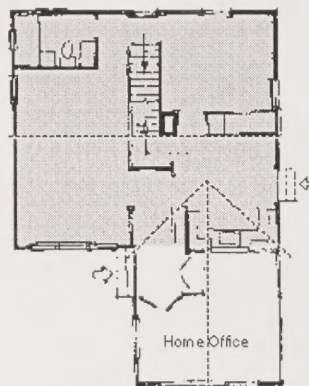
Figure 13:
Typical Layout



Original Layout



a) Rear Addition



b) Front Addition

a) Rear addition

- Provides two bedrooms on the ground floor.
- This arrangement frees up previous third bedroom for kitchen/dining expansion.
- Bathroom could be enlarged into the new addition or a second bathroom could be added to create an ensuite.
- In an alternate arrangement, if only one bedroom is provided in the addition, the kitchen/dining area could be enlarged into the addition with a family room opening onto the garden.
- Alternately, the addition could accommodate a self-contained granny suite.
- The rear addition does not solve the problem of no bathroom on the second floor.
- Except for the family room configuration, it does not relate the living area of the house to the rear garden.

b) Front addition

- If the lot size allows, a smaller addition at the front of the house could accommodate a home office.
- The location at the front of the house separates the office from the family living area and allows for interviews and business visitors without disrupting family life.

Project Manager: Don Fugler

Research Report: *Renovating Distinctive Homes: 1 1/2 Storey Post-war Homes*

Research Consultants: REIC

A full report on this project is available from the Canadian Housing Information Centre at the address below.

Housing Research at CMHC

Under Part IX of the *National Housing Act*, the Government of Canada provides funds to CMHC to conduct research into the social, economic and technical aspects of housing and related fields, and to undertake the publishing and distribution of the results of this research.

This fact sheet is one of a series intended to inform you of the nature and scope of CMHC's research.

This **Research Highlights** fact sheet is one of a wide variety of housing-related publications produced by CMHC.

For a complete list of **Research Highlights**, or for more information on CMHC housing research and information, please contact:

The Canadian Housing Information Centre
Canada Mortgage and Housing Corporation
700 Montreal Road
Ottawa ON K1A 0P7

Telephone: 1 800 668-2642

FAX: 1 800 245-9274

OUR WEB SITE ADDRESS: www.cmhc-schl.gc.ca/Research

The information in this publication represents the latest knowledge available to CMHC at the time of publication and has been thoroughly reviewed by experts in the housing field. CMHC, however, assumes no liability for any damage, injury, expense or loss that may result from the use of this information.